

SPALDING COUNTY PLANNING COMMISSION
Meeting Minutes
June 24, 2025

The Spalding County Planning Commission held its regular monthly meeting on June 24, 2025, convening at 6:00 P.M. in Room 108 of the Spalding County Courthouse Annex. Members present were MaryLouise Upshaw, Doug Hardwick, and Frank Harris. Bruce Ballard and Bill Bryant were absent.

Also present were Steve Ledbetter, Ph. D., David Allen, Community Development Director, Newton Galloway, and County Zoning Attorney Newton Galloway came in late (8:03) and in his absence was represented by attorney David Penland. Eva Morales, Planner, assisted with the recording.

Chairperson Upshaw called the meeting to order at 6:00 p.m. and invited those who might wish to speak on any of the applications to come forward and sign the request form.

A. Call to Order

B. Invocation by Commissioner Hardwick

C. Pledge to Flag by Chairperson Upshaw

D. Old Business

1. **Proposed text amendment** to the Spalding County Code of Ordinances, Appendix IV, Zoning, Article 2, Sec. 202, adding definition of “Campground, resort.”

No public hearing required this meeting.

Commissioner Hardwick made the motion to table the text amendment until 2026, seconded by Commissioner Harris. The motion passed unanimously.

2. **Proposed text amendment** to the Spalding County Code of Ordinances, Appendix IV, Zoning, Article 2, Sec. 424, adding “Campground, resort” to Supplemental Use Standards.

No public hearing required this meeting.

Commissioner Hardwick made the motion to table the text amendment until 2026, seconded by Commissioner Harris. The motion passed unanimously.

3. **Proposed text amendment** to the Spalding County Code of Ordinances, Appendix IV, Zoning, Article 12, Sec. 1203.B, adding “Campground, resort” to C-1 Permitted Uses requiring a special exception.

No public hearing required this meeting.

Commissioner Hardwick made the motion to table the text amendment until 2026, seconded by Commissioner Harris. The motion passed unanimously.

4. **Application 25-04Z:** Manley Road Investment Group LLC, owner, 212 Manley Rd, Griffin, Georgia 30223; located in Land Lot 103 of the 3rd Land District, Parcel No. 242A01005, consisting of 36.28 acres. The applicant is requesting to rezone from AR-1 (Agricultural Residential) to C-1 (Highway Commercial) to create a multi-lot commercial subdivision with various permitted uses. A portion of the property is already zoned C-1.

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

Hobie Davenport, 238 Manley Road, spoke. He asked whether there would be a 50-foot buffer adjacent to the residential neighborhood in the back. He recommended a 100-foot-wide buffer and a 10-foot tall-barrier. He said that Manley Road will have worse traffic.

Commissioner Hardwick made the motion to close the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

David Allen gave staff report.

Commissioner Hardwick asked if GDOT had approved.

Commissioner Harris confirmed that this was split zoned.

Chair Upshaw asked if they had power easement permission to encroach yet.

Commissioner Hardwick made the motion to approve the rezoning only, but not approval of the site plan, seconded by Commissioner Harris. The motion passed unanimously.

E. New Business:

1. **Application 25-19Z:** Guru Vande LLC, owner, 390 Airport Road, Griffin, Georgia 30224; located in Land Lot 116 of the 2nd Land District, Parcel No. 236 01048A, consisting of 1.33 acres. The applicant is requesting to rezone from C-1 (Highway Commercial) to C-1B (Heavy Commercial) for a wider range of commercial uses, including U-Haul rentals.

Commissioner Harris made the motion to open the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

No citizens came forward to speak for or against.

The applicant came forward to speak and said there was room in the back for two U-Hauls. He also spoke about a front island option.

Commissioner Harris made the motion to close the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

David Allen gave staff report.

Chair Upshaw asked if this property had gotten tickets for past violations. Commissioner Harris said the previous denial was based on the applicant's conduct and soil conditions.

Chair Upshaw asked where the septic field was.

Commissioner Harris said that rezoning to C-1B opens up a lot of other uses.

Commissioner Harris made the motion to deny the rezoning, seconded by Commissioner Hardwick. The motion passed unanimously.

2. **North Expressway Improvement District Review:** Arriana Enterprise LLC, owner; 205 Birdie Road, Griffin, Georgia 30223; located in Land Lot 105 of the 3rd Land District, Parcel No. 242D04001 consisting of 2.5 acres. Per Section 2207(D), review of site development plans for a proposed convenience store with gas pumps is required.

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

No one came forward to speak.

Commissioner Hardwick made the motion to close the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

David Allen gave staff report.

Commissioner Harris agreed that not all of the trees out front need to be preserved, just the high quality ones.

Commissioner Hardwick made the motion to approve the site design and architectural design and forward to the Board of Commissioners, seconded by Commissioner Harris. The motion passed unanimously.

3. **Tri-County Crossing Overlay District Review:** Bo James Street LLC, owner; 1679 MLK Pkwy, Griffin, Georgia 30224; located in Land Lot 119 of the 2nd Land District, Parcel No. 233 03007M consisting of 1.38 acres. Per Section 2206(B), review of site development plans for a proposed restaurant is required.

Commissioner Harris made the motion to open the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

No one came forward to speak. Applicant was not present.

Commissioner Hardwick made the motion to close the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

David Allen gave staff report.

Commissioner Hardwick asked if they should consider the necessary variance first (like Zaxby's next door).

Commissioner Harris made the motion to approve the overlay and to consider necessary variances at the July Planning Commission meeting, seconded by Commissioner Hardwick. The motion passed unanimously.

4. **Application 25-07S:** Denise Roland, owner, 4517 West McIntosh Road, Griffin, Georgia 30223; located in Land Lot 52 of the 4th Land District, Parcel No. 262B01008, consisting of 0.93 acres. The applicant is requesting a special exception for a general home occupation for an in-home daycare, per Section 503(D)(5).

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

No one came forward to speak.

The applicant spoke about her plans. 6 kids maximum in her home. Some activities in her back yard and in the shed in the back yard.

Commissioner Hardwick made the motion to close the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

David Allen gave staff report.

Commissioner Hardwick asked if she would have State board supervision.

Commissioner Hardwick made the motion to approve the special exception with staff conditions, seconded by Commissioner Harris. The motion passed unanimously.

5. **Application 24-09Z:** McLeRoy Rentals, LLC, owner, 1279 Maloy Road (Parcel 275 01010), 2833 Williamson Road (Parcel 234 04002B) and a portion of 2831 Williamson Road (Parcel 234 04002); located in Land Lots 22, 43, and 44 of the 2nd Land District, consisting of approximately 12.5 combined acres. The

applicant is requesting to rezone from AR-1 (Agricultural Residential) to C-1 (Highway Commercial) for a proposed convenience store with fuel service and future office / retail spaces.

Commissioner Harris made the motion to open the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously. There was 30 minutes established for each side to speak.

Kirk Fjelstul, attorney representing the applicant, came forward to speak. He asked for rebuttal time at the end if he did not use the entire 30 minutes. He gave a presentation on the property, comparing it to other commercial intersections in the County. He reiterated that there was no long-term truck parking (truck stop) and that the historic home is not included in this application. GDOT has designated this as a commercial intersection. The existing gas station went out of business due to the road widening. He said that C-1 zoning was the predominant zoning at every Community Crossroads.

John Collier, 259 Rawls Road, spoke against. He asked what would be done with the other 68 acres. There will be infrastructure costs involved; you need a roundabout. He also had wildlife concerns.

Chase Alexanian, 25 Rover Road, spoke against. He wants quiet agriculture.

Gail Stephenson, 1241 Moreland Road, spoke against. She wants rural quiet. She questioned the timing of this meeting in light of past opposition. She agrees with the staff report recommendation. There are already two commercial properties at this intersection. This is not needed. The size is too large. GDOT plans for this area is not our reality now. The McLeroy attorney's examples of other commercial intersections are bad.

Brandy Byard, 135 Bethany Road, spoke against. There is a cattle farm nearby which could be harmed. Why overdevelop this area? The entrance to this gas station will be dangerous.

Yolanda Johnson, 124 Wilder Way, spoke against. This would alter the character of the area. Community Crossroads is low density – this is not. The Racetrac gas station only has 8 acres – why does this need 12.5?

Stacy Donaldson, 258 Moreland Road, spoke against. Stay rural.

Thomas Boyt, 128 Wilder Way, spoke against. He lives close by. Traffic is unsafe. This can't compare to other commercial intersections.

Diane Fellina, 13 Rover Road, said this was not needed.

Buddy Wilson, 1313 Moreland Road, talked about traffic concerns. Said the citizens living out there now came first.

Althea Nance, 611 S. Hill Street, said that this was a special area, everyone enjoyed the peace and quiet. This is a dangerous intersection.

Matthew Smithson, 29 Cato Street, said this was an area of active homes and agricultural land and this rezoning would disrupt that. There would be large trucks involved and even heavier traffic at the intersection.

Greg Burns, 5451 West Ellis Road, said that this was nice land out there and the proposed use is not suitable. The limitations on the Community Crossroads is what the community wants.

Keenan Loundy, 943 Moreland Road, lives less than a mile away. This is already a traffic shortcut to school. If this is approved, the County will have no control over it.

Kirk Fjelstul, attorney representing the applicant, used his remaining time for rebuttal. He said that the character of this area is changing. The die is cast, and this has been designated as a commercial intersection in the future. He mentioned the other Community Crossroad examples and said they are all predominantly C-1 commercial. This is not a truck stop. The reason for the 12.5-acre size of the parcel is to accommodate the building, parking, septic, and stormwater management.

David Allen gave the staff report.

Commissioner Harris said he was enthused with the turnout. He also said the commercial at the other intersections should not have happened.

Commissioner Harris made the motion to deny the rezoning, seconded by Chairperson Upshaw. The motion passed 2-1 (Commissioner Hardwick opposed.)

6. **Application 25-06S:** Maleehuan Pasan, owner, 1315 Manley Road, Griffin, Georgia 30223; located in Land Lot 39 of the 3rd Land District, Parcel No. 259 02016N, consisting of 28 acres. The applicant is requesting a special exception for expansion of an approved religious worship center at 498 Steele Road, per Section 503(B)(1).

Commissioner Harris made the motion to open the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

Wendy Kraby spoke for the applicant and introduced the others. They are adding a worship hall. The home at 1315 Manley will remain and be repurposed. The creek area will be undeveloped.

Teresa Lynch, 36 Sprayberry Road, Newnan, spoke in favor. She visited the temple 15 years ago and now lives their lifestyle.

Tracy McDonnell, 1322 Manley Road, spoke against. She had concerns about more traffic and seeing the temple from her property. This needs to be on commercial property. She presented 3 letters of opposition from others who could not attend in person.

Cham Taylor signed up but did not speak.

Marshall Holt signed up but did not speak.

Patricia Pendley, 811 Manley Road, spoke against. She said this was a lot of buildings to be tax exempt.

David Allen gave the staff report.

Commissioner Harris said he believes in freedom of worship, but the temple building looks obtrusive. Wendy Kraby responded that it is set back well off the road.

Commissioner Hardwick said that this place had lots of building projects in the past. He doesn't trust the outcome.

Commissioner Hardwick made the motion to deny the rezoning, seconded by Commissioner Harris. The motion passed 2-1 (Chairperson Upshaw opposed.)

7. **Application 25-03FLUM:** SS Land Holding Group, LLC, owner, 5 Whitten Avenue, Griffin, Georgia 30223; located in Land Lot 178 of the 2nd Land District, Parcel No. 122 08007, consisting of 23.38 acres. The applicant is requesting to remove the Mill Village Overlay District designation from the C-2 zoned property, thus requiring a Future Land Use Map Amendment.

Commissioner Hardwick made the motion to table the item until the next meeting (per the applicant's request), seconded by Commissioner Harris. The motion passed unanimously.

8. **Application 25-04FLUM:** Anthony Cornacchia, owner, 755 High Falls Road, Griffin, Georgia 30223; located in Land Lot 177 of the 2nd Land District, Parcel No 119 02047, consisting of 26.09 acres. The applicant is requesting to remove the Mill Village Overlay District designation from the C-2 zoned property, thus requiring a Future Land Use Map Amendment.

Commissioner Hardwick made the motion to table the item until the next meeting (per the applicant's request), seconded by Commissioner Harris. The motion passed unanimously.

9. **Application 25-20Z:** SS Land Holding Group, LLC, owner, 5 Whitten Avenue, Griffin, Georgia 30223; located in Land Lot 178 of the 2nd Land District, Parcel No. 122 08007, consisting of 23.38 acres. The applicant is requesting to remove the Mill Village Overlay District designation from the C-2 zoned property, for a wider array of commercial and industrial uses.

Commissioner Harris made the motion to table the item until the next meeting (per the applicant's request), seconded by Commissioner Hardwick. The motion passed unanimously.

10. **Application 25-21Z:** Anthony Cornacchia, owner, 755 High Falls Road, Griffin, Georgia 30223; located in Land Lot 177 of the 2nd Land District, Parcel No 119 02047, consisting of 26.09 acres. The applicant is requesting to remove the Mill Village Overlay District designation from the C-2 zoned property, for a wider array of commercial and industrial uses.

Commissioner Harris made the motion to table the item until the next meeting (per the applicant's request), seconded by Commissioner Hardwick. The motion passed unanimously.

11. **Application 25-22Z:** 585 Spalding Investments LLC, owner, 50 S McDonough Road, Griffin, Georgia 30223; located in Land Lot 15 of the 3rd Land District, Parcel No 219 06001, consisting of 127.45 acres. The applicant is requesting to rezone from AR-1 (Agricultural Residential) and R-2 (Single-Family Residential) to C-1C (Manufacturing-Light) for a proposed data center campus.

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

Steven Jones, attorney, gave presentation on behalf of applicant for just rezoning. He said that a DRI was not actually required per the State. He also wanted the rezoning to be for just C-1C and not necessarily confined to just a data center.

Greg Burns, 5451 West Ellis Road, spoke against. He said Commissioner Harris recused himself for the previous data center hearing, will he do so again? You can't separate the rezoning from the special exception. Where will this end? He had energy load concerns.

Steven Jones provided rebuttal.

Commissioner Harris made the motion to close the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

David Allen gave the staff report.

Chair Upshaw asked about DRI requirements.

Condition #3 will involve data center standards at time the application was filed.

Condition #7 will require buffer except where entrance needs to be.

Commissioner Hardwick made the motion to approve the rezoning to C-1C with staff conditions and amending condition #7, seconded by Commissioner Harris. The motion passed unanimously.

12. **Application 25-08S:** 585 Spalding Investments LLC, owner, 50 S McDonough Road, Griffin, Georgia 30223; located in Land Lot 15 of the 3rd Land District, Parcel No 219 06001, consisting of 127.45 acres. The applicant is requesting a special exception for a proposed data center campus, per C-1C (Manufacturing-Light) requirements.

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

Steven Jones, attorney, gave presentation on behalf of applicant for the special exception. Power company requires rezoning first. Anticipate a closed loop system for the water. Condition #3 is not applicable since a DRI is not required. Condition #7 will require buffer except where entrance needs to be. Condition #10 – power availability at time of the land disturbance permit. Condition #12 – acoustic noise study at time of the land disturbance permit.

Greg Burns, 5451 West Ellis Road, spoke against. There is no real specific plan for this. Data centers will be obsolete soon.

Commissioner Harris made the motion to close the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

David Allen gave the staff report.

Attorney Newton Galloway reminded everyone that this was in the AKB Overlay and that approval is conditioned on the site plan provided (which shows a business campus).

Chair Upshaw said it was dense.

Commissioner Hardwick asked about DRIs.

Commissioner Hardwick made the motion to approve the special exception with staff conditions, seconded by Commissioner Harris. The motion passed 2-0

(Commissioner Harris abstained.) By the “majority of those present rule, this will move forward to the Board of Commissioners.

Chair Upshaw proposed a 5-minute break.

13. Proposed text amendment to the Spalding County Code of Ordinances, Appendix IV, Zoning, adding new Appendix O, “Exterior Architectural Standards for New Construction in Spalding County GA.”

Commissioner Harris made the motion to open the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

No one came forward to speak.

Commissioner Hardwick made the motion to close the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

David Allen gave the staff report.

Commissioner Harris asked if this had procedures for the renovation and demolition of historic properties.

Commissioner Hardwick made the motion to approve the text amendment as is, seconded by Commissioner Harris. The motion passed unanimously.

14. **Proposed text amendment** to the Spalding County Code of Ordinances, Appendix IV, Zoning, adding new Appendix P, “Historic Property Preservation Ordinance.” FOR DISCUSSION ONLY.

Attorney Newton Gallaway said that this was a first draft and a starting point.

David Allen gave the staff report.

No action taken. Chairperson Upshaw spoke about a possible workshop on this in July.

15. **Proposed text amendment** to Appendix IV, Zoning Ordinance of Spalding County, Articles 1 through 4, pertaining to necessary corrections, clarifications, and improvements to uses and standards in certain portions of the Zoning Ordinance.

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

No one came forward to speak.

Commissioner Harris made the motion to close the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

David Allen gave the staff report.

Attorney Galloway said he was good with all redlined changes.

Commissioner Hardwick made the motion to approve the text amendment as is, seconded by Commissioner Harris. The motion passed unanimously.

16. Proposed text amendment to the Spalding County Code of Ordinances, Appendix IV, Zoning, relative to revisions to Appendix C, “Board of Appeals.”

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

No one came forward to speak.

Commissioner Harris made the motion to close the public hearing, seconded by Commissioner Hardwick. The motion passed unanimously.

David Allen gave the staff report.

Commissioner Hardwick made the motion to approve the text amendment as is, seconded by Commissioner Harris. The motion passed unanimously.

17. Proposed text amendment to Appendix IV, Zoning Ordinance of Spalding County, Article 14A C-1C Manufacturing – Light, Section 1403(B)(8) and Article 17 PDD Planned Development District, Section 1703(A)(6), pertaining to revisions to data center standards and processes.

Commissioner Hardwick made the motion to open the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

Steven Jones asked about exterior walls being masonry. Said that this was burdensome to have so much brick. Other buildings in industrial park don't have this much. David Allen clarified that a recent change in wording with the Industrial Development Authority meant that concrete panel walls were also include as “masonry.” He clarified that utility availability letters and noise study should be presented at the time of the land disturbance permit.

Commissioner Hardwick made the motion to close the public hearing, seconded by Commissioner Harris. The motion passed unanimously.

David Allen gave the staff report.

Commissioner Harris made the motion to approve the text amendment with amended language, seconded by Commissioner Hardwick. The motion passed unanimously.

F. Minutes:

1. Approval/denial of the meeting minutes of the April 29, 2025 meeting.

Commissioner Hardwick made the motion to approve the meeting minutes for the April 29, 2025 meeting, and Commissioner Harris seconded. The motion passed unanimously.

G. Report of Commissioners:

None

H. Adjournment:

Commissioner Hardwick made the motion to adjourn, and Commissioner Harris seconded. The motion passed unanimously.

The Meeting adjourned at 10:12 pm.